

Staff has reviewed this request and made some rough calculations based on Alternate 2 with development generally to 1/4 mile south of Harney Lane from the extension of Mills Avenue to the SPRR (approximately 204 acres). Based on these preliminary calculations, it appears it is feasible to consider serving this area by relocating the lift station planned for Lower Sacramento Road north of Harney Lane to the area of Mills Avenue north of Harney Lane (Exhibit B).

This rough analysis did not consider:

- the effect on the pipes needed for service area west of the lift station (they will need to be larger and deeper), and
- the additional cost for oversizing the lift station and discharge pipe.

Aside from these technical issues, the other effects of deciding on this request need to be considered. This decision could be construed as committing the City to the area to be developed in the next phase of the General Plan. As presently adopted, the General Plan identifies the area bounded by Harney Lane, Highway 99, Armstrong Road, and 1/4 mile west of Lower Sacramento Road as Planned Residential Reserve. No specific subarea was identified as having priority.

The major sewer necessary to serve this area is shown on Exhibit C. This sewer runs east-west, well south of Harney Lane. As an interim solution to extending the sewer to the outfall line west of Lower Sacramento Road, a lift station would pump sewage north to Century Boulevard.

DISCUSSION

Staff sees three responses to this request:

- 1) Deny the request
 - 2) Proceed with a study
 - 3) Defer the study until the next General Plan update
-
- 1) Deny the request
Denying the request in effect means the issue will be resolved at a later date, possibly the next General Plan update. The future cost could include extension of a sewer gravity main or force main through 1/4 to 1/2 mile of developed street. However, we may be able to use the WID right-of-way at less cost and disruption.
 - 2) Proceed with a study
In order to proceed with a study, the Council will need to decide on the following:
 - a) The service area (or alternate areas) to be served, both interim and ultimate
 - b) How to pay the cost of the study
 - c) How to pay for the improvements

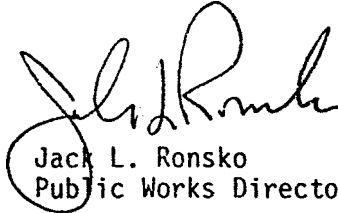
Without a decision on a), the cost can only be roughly estimated. Given that ~~more~~ detail will be needed than the work done for the General Plan, the cost could be \$20,000 to \$40,000, or more. Once completed, the study will identify some improvements that will be located north of Harney Lane needed to serve property south of Harney Lane. These are not included in the present impact fee structure and cannot be added without significant work, including possibly a General Plan amendment.

- 3) Defer the study until the next General Plan update
Presumably, the next General Plan update will identify land to be developed outside of the present Growth Management Plan. The present General Plan envisions this occurring south of Harney Lane, but a subarea is not specified. However, other property such as the area east of Highway 99, south of Kettleman, may also be considered. In either event, the decision should be made with the support of environmental documentation and a full review of land use and other utility issues, particularly storm drainage.

RECOMMENDATION

For the reasons cited above, staff recommends response 3), defer study until the next General Plan update.

FUNDING: To be determined.



Jack L. Ronsko
Public Works Director

Prepared by Richard C. Prima, Jr., Assistant City Engineer

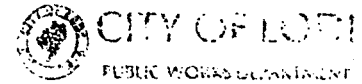
JLR/RCP/lm

Attachment

cc: City Attorney
Carl Fink
Bud Costa
Jerry Fry
William T. Beckman
Vera Perrin

Exhibit A
RECEIVED

SEP 20 1991



September 19, 1991

Mr. Jack Ronsko, Director of Public Works
221 West Fine Street
Lodi, CA 95240

Re: **SANITARY SEWER SERVICE FOR THOSE PROPERTIES
IN SECTION 23 AND 24
ADJACENT TO HARNEY LANE AND WEST OF THE RAILROAD**

Dear Mr. Ronsko:

Since the Council Meeting of June 12, 1991, where Staff was directed to study providing sanitary sewer access for our properties to Century Boulevard, through the Southwest quarter of Section 14, we have contacted Mrs. Perrin, who owns the Northwest quarter of Section 23. Her property is directly in the route of our proposed sewer line. We asked, and received permission from her to consider a portion of her property as part of our request for sewer service. Hence this letter should be considered a joint application from Costa, Fink, Fry, Beckman and Perrin.

It is our position that if the Southwest quarter of Section 14 develops without sewerage capacity for our area, we will be effectively denied reasonably economic access to the City sewer system for what could be decades.

It is further our position that the near term development of that portion of our properties, adjacent to Harney Lane is beneficial to the City. The potential tax revenue that can be generated by the commercial development of the corner of Harney Lane and Hutchins Street could be substantial. Also, Harney Lane is becoming a heavily traveled road. Development along the South side of Harney Lane will widen the roadway and provide money for the widening of the Woodbridge Irrigation District crossing.

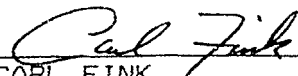
We realize that storm drainage will have to be considered before the development of our properties. However, if a master system is not developed prior to the time our property is "developable" we will request the Council to allow a private storm drain pond, or ponds, as an interim solution.

Knowing that the Council will decide the scope of the study, we request that you take this letter to the Council and get direction from them as to how much area you should consider. It is our understanding that development North of Harney Lane is eminent and that the utility master plans for that area are presently being developed. Hence, the study should be completed as soon as possible.

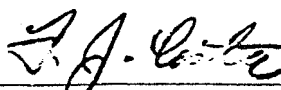
We request that the Council consider an area comprised of the Costa, Beckman, Fink and a portion of the Fry property. This area is generally a quarter mile deep, South of Harney Lane, between the Railroad and the Woodbridge Irrigation District Canal. We also request that you consider a portion of the Northwest quarter of Section 23 (V. Perrin) as it abuts Harney Lane to a depth of a quarter mile, but at least 600 feet.

We would in all cases prefer- that the Council have you study the area for a half mile South of Harney Lane, but will accept an area deemed appropriate by the Council.

Sincerely,


CARL FINK


JERRY FRY


BUD COSTA

cc: V. Pert-in
Wm. Beckman

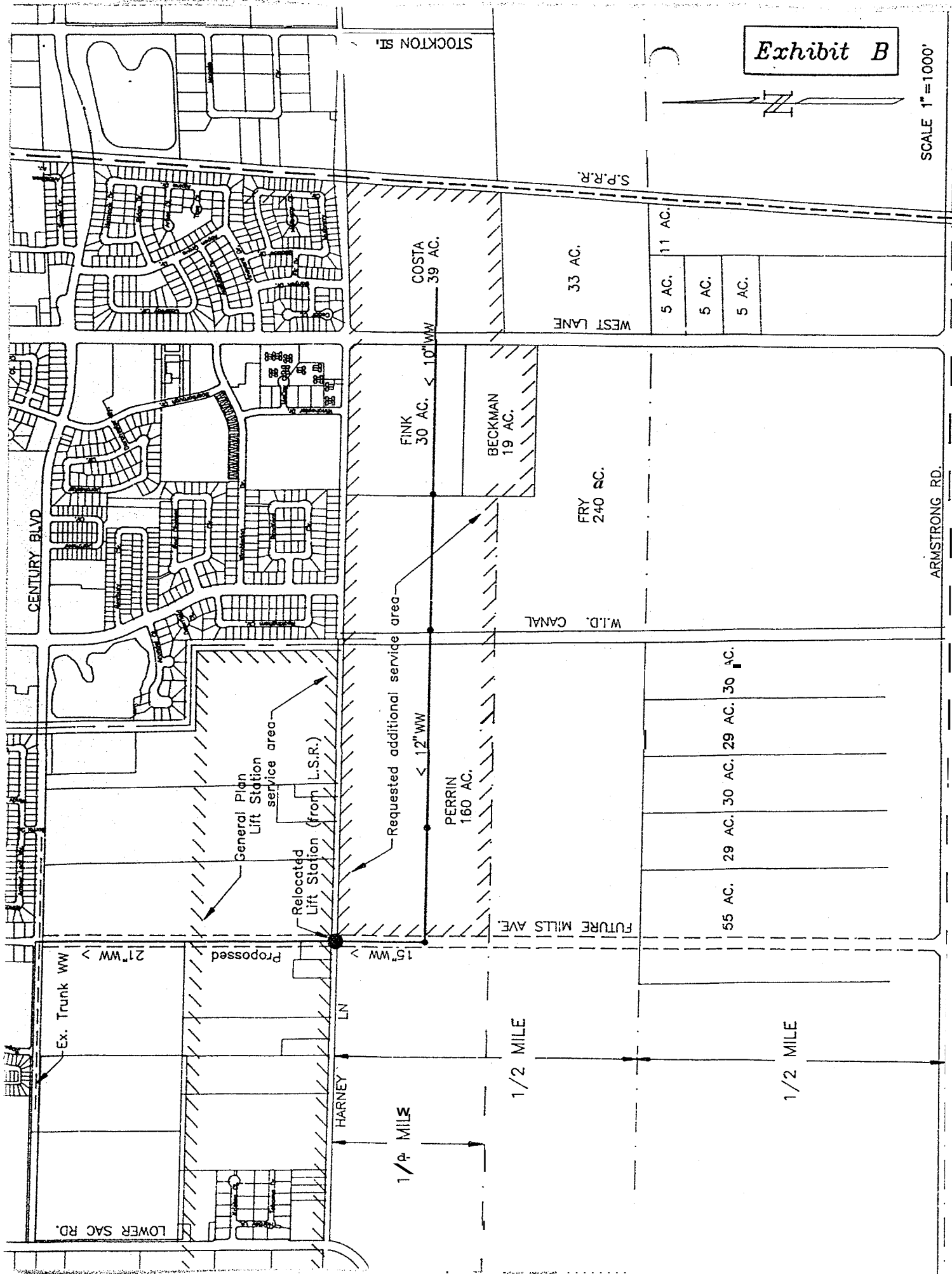
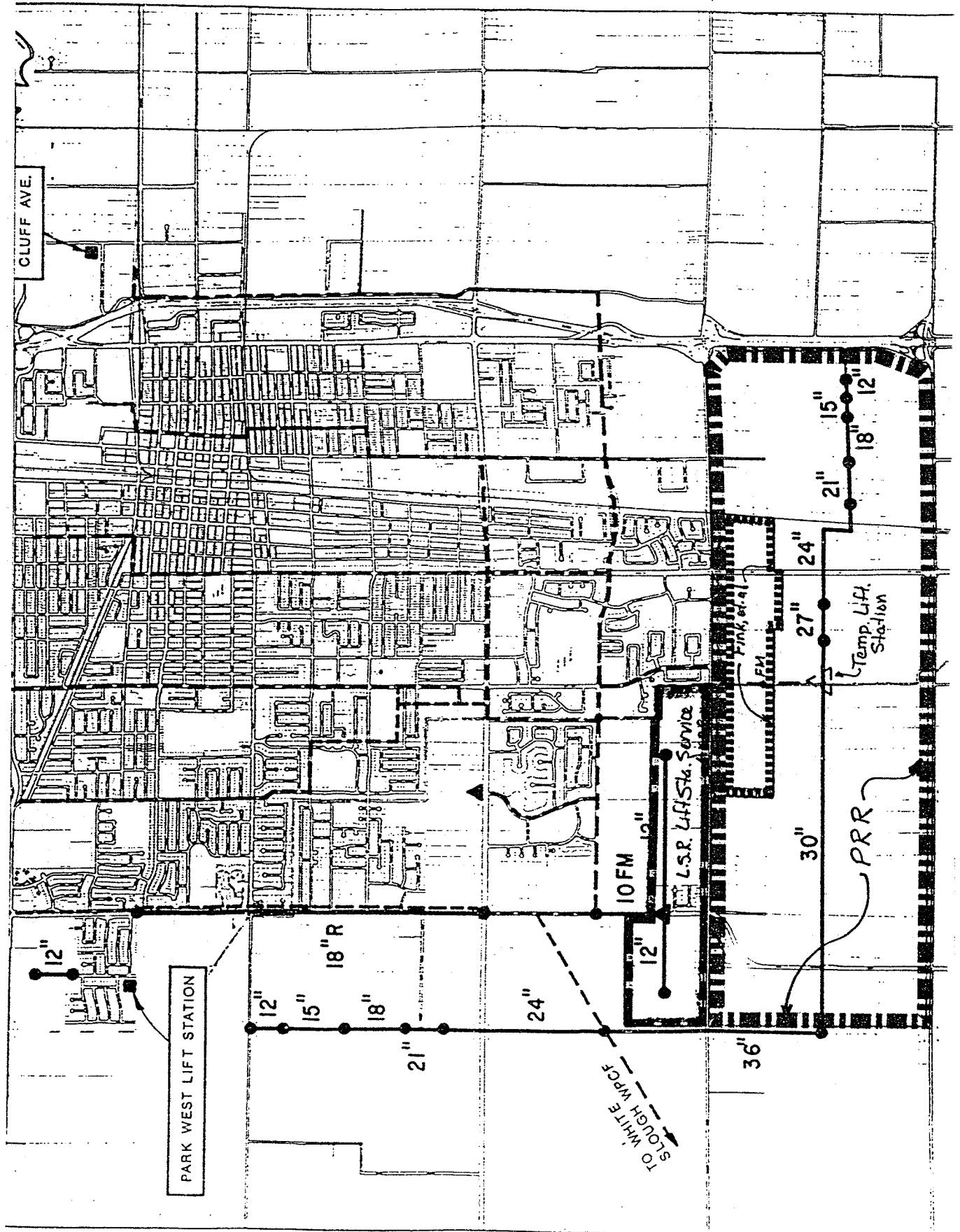


Exhibit B

SCALE 1"=1000'



CITY COUNCIL

DAVID M. HINCHMAN, Mayor
JAMES W. PINKERTON, Jr.
Mayor Pro Tempore
PHILLIP A. PENNINO
JACK A. SIECLOCK
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5034
FAX (209) 333-6795

November 13, 1991

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

SUBJECT: Sanitary Sewer Service Request South of Harney Lane,
SPRR to Mills Avenue Extension

Dear Property Owner/Resident:

Enclosed is a copy of background information on an item that will be discussed at the City Council meeting on Wednesday, November 20, 1991, at 7:30 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street. You are welcome to attend.

If you wish to communicate with the City Council, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item, please call Richard C. Prima, Jr. or me at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk ✓

CSEWERRQ.NOM/TXTW.02M